045.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,500 / 972,500
					USE VALUE:	972,500 / 972,500
					ASSESSED:	972,500 / 972,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATT GREGORY C
Owner 2:	
Owner 3:	
Street 1:	26 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WATT GREGORY C -
Owner 2:	MACDONALD MELISSA A -
Street 1:	26 FRANKLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1860, having primarily Vinyl Exterior and 2262 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5493.000	504,700		467,800	972,500
Total Card	0.126	504,700		467,800	972,500
Total Parcel	0.126	504,700		467,800	972,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.93 /Parcel: 429.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32137

GIS Ref

GIS Ref

Insp Date 11/10/18

!3857!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	504,700	0	5,493.	467,800	972,500		Year end	12/23/2021
2021	104	FV	481,200	0	5,493.	467,800	949,000		Year End Roll	12/10/2020
2020	104	FV	481,200	0	5,493.	467,800	949,000	949,000	Year End Roll	12/18/2019
2019	104	FV	377,900	0	5,493.	497,100	875,000	875,000	Year End Roll	1/3/2019
2018	104	FV	377,900	0	5,493.	362,600	740,500	740,500	Year End Roll	12/20/2017
2017	104	FV	355,000	0	5,493.	315,800	670,800	670,800	Year End Roll	1/3/2017
2016	104	FV	355,000	0	5,493.	269,000	624,000	624,000	Year End	1/4/2016
2015	104	FV	297,700	0	5,493.	263,200	560,900	560,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:42:05

LAST REV

Date	Time
02/27/20	14:56:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3857

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATT GREGORY C,	74048-511	1	1/28/2020	Convenience	1	No	No		
HOWARD STEPHEN/	46677-245		12/16/2005		580,000	No	No		
HOWARD STEPHEN	31730-86		8/18/2000	Family	99	No	No	4	
ROSENBERG KENNE	25840-69		11/22/1995		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	652	Solar Pa	29,879	C				
3/20/2018	284	Insulate	2,005	C				
8/14/1995	485		29,600					REMODEL/NEW BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/30/2009	Meas/Inspect	372	PATRIOT
2/16/2006	MLS	HC	Helen Chinal
9/22/2000	MLS	HC	Helen Chinal
3/7/2000	Measured	263	PATRIOT
10/8/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5493		Sq. Ft.	Site		0	80.	1.06	1									467,832						467,800	

Total AC/HA:	0.12610	Total SF/SM:	5493	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	467,832	Spl Credit		Total:	467,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11419094
Const Adj.:	0.98745072
Adj $ / SQ:	187.035
Other Features:	124774
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619992
Depreciation:	115319
Depreciated Total:	504674

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

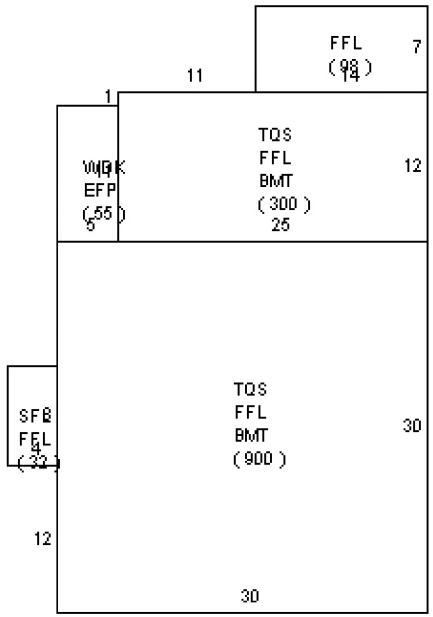
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.04
Special Features:	0	Val/Su Net:	141.29
Final Total:	504700	Val/Su SzAd	223.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,330	187.040	248,757
BMT	Basement	1,200	56.110	67,333
TQS	3/4 Story	900	187.040	168,332
EFP	Enclos Porch	55	71.690	3,943
WDK	Deck	55	15.800	869
SFL	Second Floor	32	187.040	5,985

Net Sketched Area:	3,572			Total:	495,219
Size Ad	2262	Gross Area	3872	FinArea	2262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	